

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		ORVIS CIR, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	RICHARDSON MARC W			
Owner 2:	RICHARDSON PATRICIA A			
Owner 3:				
Street 1:	96 ORVIS CIRCLE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	RICHARDSON MARC W -		
Owner 2:	RICHARDSON PATRICIA A -		
Street 1:	96 ORVIS CIRCLE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3440		Sq. Ft.	Site		0	80.	1.52	1									418,560						418,600	
Total AC/HA: 0.07897			Total SF/SM: 3440			Parcel LUC: 101			One Family			Prime NB Desc			ARLINGTON						Total:	418,560	Spl Credit			Total:	418,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

APPROVAL AT PARCEL SUMMARY						ACCESSIBLE		
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct	
101	3440.000	355,200	700	418,600	774,500			6451
								GIS Ref
								GIS Ref
Total Card	0.079	355,200	700	418,600	774,500	Entered Lot Size		
Total Parcel	0.079	355,200	700	418,600	774,500	Total Land:		
Source: Market Adj Cost		Total Value per SQ unit /Card:		415.25	/Parcel: 415.25	Land Unit Type:	Insp Date	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	355,200	700	3,440.	418,600	774,500		Year end	12/23/2021
2021	101	FV	344,900	700	3,440.	418,600	764,200		Year End Roll	12/10/2020
2020	101	FV	344,900	700	3,440.	418,600	764,200	764,200	Year End Roll	12/18/2019
2019	101	FV	262,100	800	3,440.	444,700	707,600	707,600	Year End Roll	1/3/2019
2018	101	FV	263,500	0	3,440.	324,400	587,900	587,900	Year End Roll	12/20/2017
2017	101	FV	263,500	0	3,440.	282,500	546,000	546,000	Year End Roll	1/3/2017
2016	101	FV	263,500	0	3,440.	240,700	504,200	504,200	Year End	1/4/2016
2015	101	FV	257,400	0	3,440.	235,400	492,800	492,800	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	Meas/Inspect	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
3/7/2014	Info Fm Prmt	EMK	Ellen K
5/7/2012	Info Fm Prmt	MM	Mary M
1/23/2009	Meas/Inspect	372	PATRIOT
11/5/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	6451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

APPRAISED:

Total Card / Total Parcel

Parcel

USE VALUE:

774,500 / 774,500

774,500

ASSESSED:

774,500 / 774,500

774,500

